

MEMORANDUM

July 10, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/22/75 Petition No. Z-3347
 Trustees of Boston University
 700 Commonwealth Avenue, Boston
 near Cummington Street

Eighteen-story structure - apartment (H-4) district.

Purpose: to change occupancy from garage and dormitory to garage, dormitory,
and retail stores.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-6. A change in a conditional use requires Board of Appeal hearing.		
Section 8-7. Retail stores are forbidden in an H-4 district.		
Section 15-1. Floor area ratio is excessive.	4	6

It is proposed to convert a section of the structure at street level to retail-commercial space. The new use would not conflict with the general institutional-commercial character of the area. Recommend approval subject to submission of sufficient evidence of progress on preparation of a master plan.

VOTED: In reference to Petition No. Z-3347, brought by the Trustees of Boston University, 700 Commonwealth Avenue, Boston, for a conditional use, a forbidden use, and a variance for a change of occupancy from garage and dormitory to garage, dormitory, and retail stores in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with the provision that Boston University submit to the Authority sufficient evidence of progress on preparation of a master plan of future land use and land use policies.

Z - 3347
700 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 7/10/75

Hearing: 7/22/75

Petition No. Z-3352
Trustees of Boston University
48-52 Cummington Street, Boston
near Hinsdale Street

Two-story structure - manufacturing (M-2) district.

Purpose: to change occupancy from laboratory to offices, laboratories, classrooms, storage, and library.

Violation:

Section 8-7. A college or university granting degrees is conditional in an M-2 district.

Proposed university-related uses would be consistent with all other Boston University properties on Cummington Street. Recommend approval subject to submission of sufficient evidence of progress on preparation of a master plan.

VOTED: In reference to Petition No. Z-3352, brought by the Trustees of Boston University, 48-52 Cummington Street, Boston, for a conditional use for a change of occupancy from laboratory to offices, laboratories, classrooms, storage, and library in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the provision that Boston University submit to the Authority sufficient evidence of progress on preparation of a master plan of future land use and land use policies.



Z-3352
48-52 CUMMINGTON ST
(B.P.)

Board of Appeal Referrals 7/10/75

Hearing: 7/22/75

Petition No. Z-3353
 Allan McLean
 80 Newton Street, Brighton
 near Charlesview Street

5,592 square feet of land - residential (R-.5) district.

Purpose: to erect two-family dwelling.

Violations:

		<u>Required</u>	<u>Proposed</u>
Section 14-2.	Lot area for additional dwelling unit is insufficient.	3,000 sf	592 sf
Section 19-1.	Side yard is insufficient.	10 ft.	8 ft.
Section 20-1.	Rear yard is insufficient.	40 ft.	33 ft.

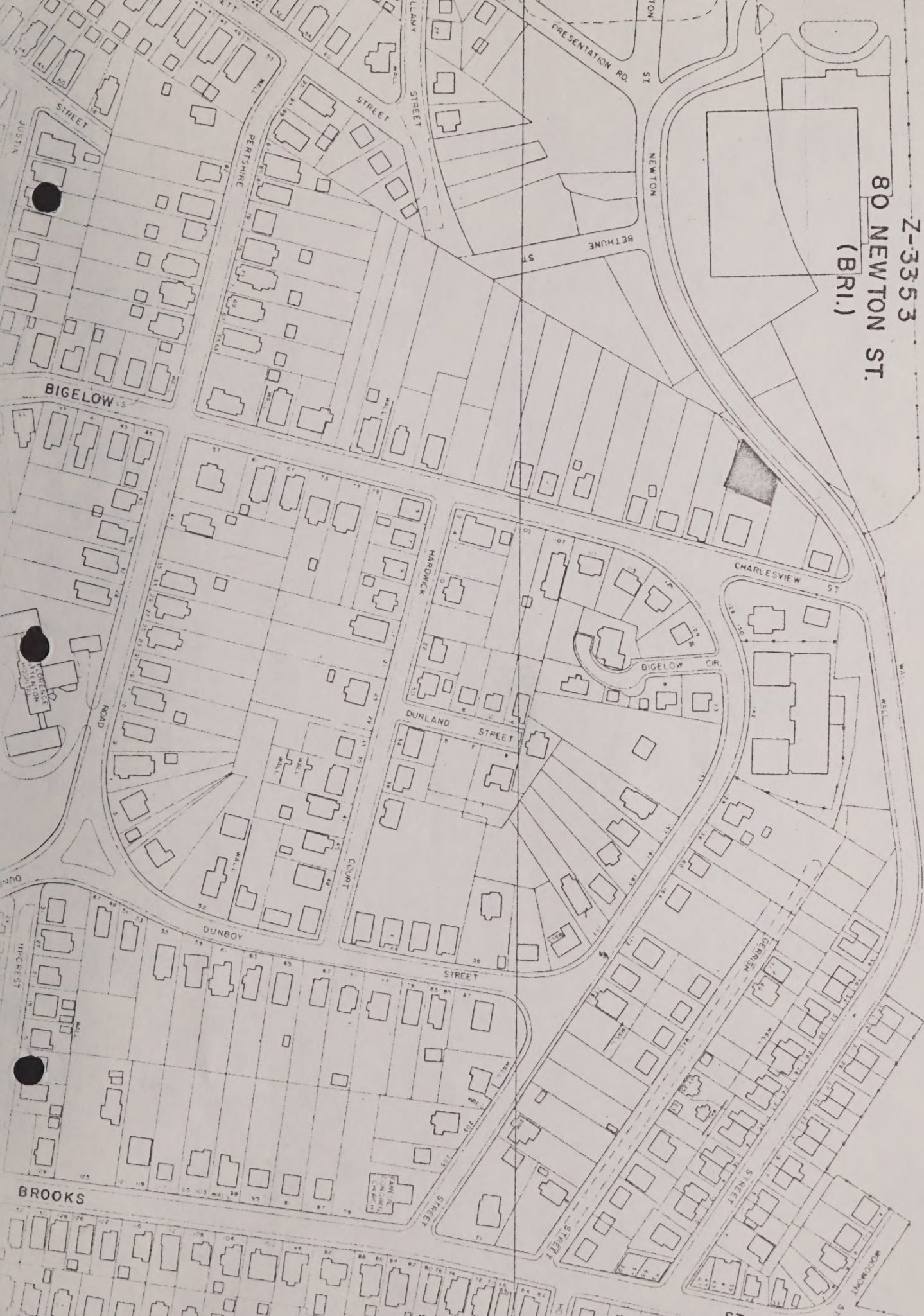
Proposed dwelling would be consistent with low-density, two-family residential neighborhood. Recommend approval with design review proviso.

VOTED: In reference to Petition No. Z-3353, brought by Allan McLean, 80 Newton Street, Brighton, for three variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

BOSTON ALBANY

Z-3353

80 NEWTON ST.
(BRI.)



Board of Appeal Referrals 7/10/75

Hearing: 7/22/75

Petition No. Z-3369
John A. and Antoinetta T. Butcher
2 Marston Street, Hyde Park
near Gwinnett Street

8,359 square feet of land - single-family (S-.5) district.

Purpose: to erect one-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 18-1. Front yard is insufficient.	25 ft.	11 ft.
Section 19-1. Side yard is insufficient.	10 ft.	9 ft.

Petition violates the front yard requirement to avoid a city drainage easement on the property. Side yard deficiency is minimal. There would be no adverse effects on this low-density neighborhood. Recommend approval.

VOTED: In reference to Petition No. Z-3369, brought by John A. and Antoinetta T. Butcher, 2 Marston Street, Hyde Park, for two variances to erect a one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations would have no adverse effects on this low-density neighborhood.

Z- 3369
2 MARSTON ST.
(H. P.)



Board of Appeal Referrals 7/10/75

Hearing: 7/22/75

Petition No. Z-3376
Chester E. and Margaret T. Locke
12 Perkins Avenue, Hyde Park
near River Street

2½-story frame structure - single-family (S-.5) district.

Purpose: to change occupancy from one-family dwelling to two-family dwelling.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. A two-family dwelling is forbidden in an S-.5 district.		
Section 19-1. Side yard is insufficient.	12 ft.	3 ft.

Proposed conversion would be contrary to the predominant single-family nature of the surrounding neighborhood. Recommend denial.

VOTED: In reference to Petition No. Z-3376, brought by Chester E. and Margaret T. Locke, 12 Perkins Avenue, Hyde Park, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion would be contrary to the predominant single-family nature of the surrounding neighborhood.

Z-3376
12 PERKINS AVE.
(H.P.)

SMITH'S POND PLAYGROUND



Board of Appeal Referrals 7/10/75

Hearing: 7/22/75

Petition No. Z-3381
Eileen O'Driscoll
22 Gould Street, West Roxbury
near Spring Street

One-story frame garage structure (2 cars); 7,632 square feet of land - single-family (S-.5) district.

Purpose: to erect two-family dwelling.

Violations:

		<u>Required</u>	<u>Proposed</u>
Section 8-7.	A two-family dwelling is forbidden in an S-.5 district.		
Section 14-2.	Lot area for additional dwelling unit is insufficient.	4,000 sf	1,632 sf

Proposal is unwarranted, would create an undesirable precedent, and would conflict with the surrounding single-family properties. Recommend denial.

VOTED: In reference to Petition No. Z-3381, brought by Eileen O'Driscoll, 22 Gould Street, West Roxbury, for a forbidden use and a variance to erect a two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal is unwarranted, would create an undesirable precedent, and would conflict with the surrounding single-family properties.



Z-3381
22 GOULD ST.
(W.R.)

Board of Appeal Referrals 7/10/75

Hearing: 7/15/75

Petitions Nos. Z-3382-3383
Virginia Realty Trust
Eugene R. Murphy, Trustee
139-141 Coleridge Street, East Boston
near Byron Street

One-story frame structure and contractor's yard - residential (R-.5) district.

Purpose: to subdivide; to change occupancy from storage and equipment repair to union offices, meeting rooms, and public hall; to erect a one-story masonry structure for storage and maintenance of contractor's equipment.

Violations:

Section 9-2. A change in a nonconforming use requires Board of Appeal approval.

Section 8-7. A garage for contractor's equipment is forbidden in an R-.5 district.

Section 8-7. A repair garage is forbidden in an R-.5 district.

Section 8-7. Outdoor storage of contractor's equipment is forbidden in an R-.5 district.

Section 14-4. Access to rear lot is insufficient.

Existing contractor's office at front of lot would be converted to union office and hall; the proposed new contractor's structure would then be erected at the rear of the lot. Existing outdoor storage of contractor's equipment and materials would also be relocated to rear of lot. There would be provisions for 50 off-street parking spaces.

This proposal is unwarranted. The additional nonconforming union hall along with the huge parking lot would have a serious injurious effect on the surrounding residential properties. The existing outdoor storage of equipment and materials is unsightly. Relocation of this use to the rear of the lot would not be an improvement and would continue to detract from the residential neighborhood.

Further, petitioner is in violation of the Wetlands Act, having been so notified by the City of Boston Conservation Commission, for the accumulation of debris, junk, and fill at the rear of the property near the water edge.

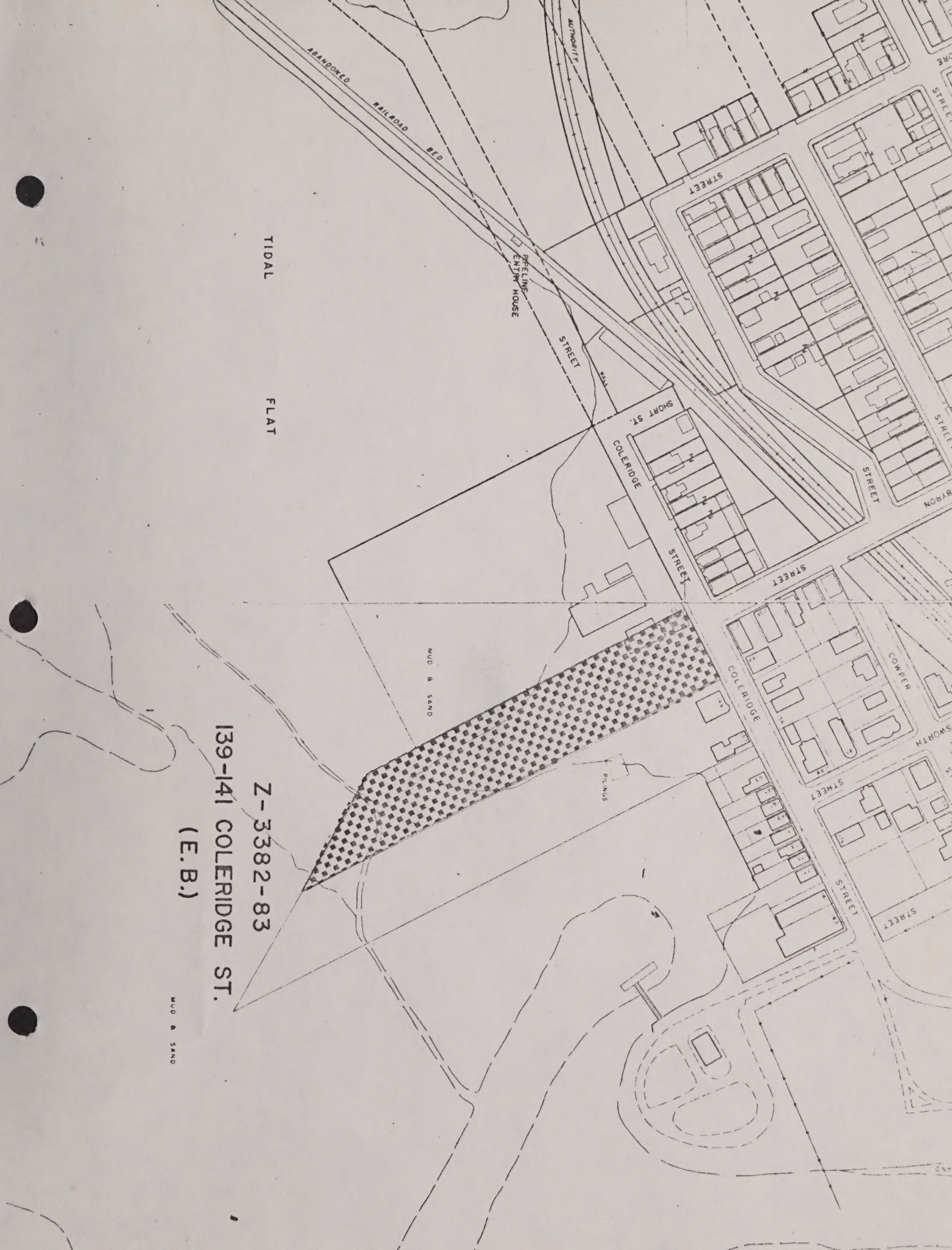
Community opposition has been indicated.

Recommend denial.

VOTED: In reference to Petitions Nos. Z-3382-3383, brought by Virginia Realty Trust, 139-141 Coleridge Street, for a change in a nonconforming use, three forbidden uses, and a variance for a change of occupancy from storage and equipment repair to union offices, meeting rooms, public hall; subdivision of lot; construction of one-story contractor's garage, in a residential (R-.5) district; the Boston Redevelopment Authority recommends denial. This proposal is unwarranted. The additional nonconforming union hall along with the huge parking lot would have a serious injurious effect on the surrounding residential properties. The existing outdoor storage of equipment and materials is unsightly. Relocation of this use to the rear of the lot would not be an improvement and would continue to detract from the residential neighborhood.

Further, petitioner is in violation of the Wetlands Act, having been so notified by the City of Boston Conservation Commission, for the accumulation of debris, junk, and fill at the rear of the property near the water edge.

Community opposition has been indicated.



TIDAL

FLAT

Z-3382-83

139-141 COLERIDGE ST.

(E.B.)

MUD & SAND